



LAND DEVELOPMENT REGULATIONS WAIVER REQUEST

ADDENDUM TO PLANNING COMMISSION APPLICATION

FEE SCHEDULE:			
0 to 5 acres:	\$200	20.01 acres to 50 acres:	\$600
5.01 to 10 acres:	\$300	50.01 acres to 100 acres:	\$800
10.01 to 20 acres:	\$400	100.01 acres or greater:	\$800 + \$2 per each additional acre

The Planning Commission may grant a Waiver from certain provisions of Land Development Regulations (LDR) Sections § [155.047](#) and [155.048](#), provided all specified conditions are met. On the following page(s), please describe below how this request meets all of the specified conditions. Supplemental materials may be provided to support the request.

Parcel ID (TMS No.):	
Property Address:	
Waiver requested from the following LDR Section(s):	
Property Owner - Name:	
Property Owner - Phone:	
Property Owner - Email:	
Applicant – Name/Firm:	
Applicant - Phone:	
Applicant - Email:	
Applicant - Signature:	

LAND DEVELOPMENT REGULATIONS WAIVER REQUEST - § 155.047

The Planning Commission may grant a Waiver from one or more of the design standards contained in Land Development Regulations Section § [155.047](#), where deemed appropriate, provided all conditions specified in § 155.047(A)(1) through (4) are met. ***Please describe below how this request meets all of the specified conditions. Attach additional pages as needed.***

§ 155.047 (A) (1) - There are topographical constraints, such as the presence of wetlands or Critical Areas, or other unusual conditions, such as the presence of Historic Trees (as defined in [Chapter 156](#) of the Mount Pleasant Code of Ordinances), pertaining to the particular parcel(s) of land that do not generally apply to other parcels in the vicinity and that are not the result of actions of the applicant. Such constraints/conditions are described as follows:

§ 155.047 (A) (2) - Compliance with one or more provisions of this section is unreasonable, in conflict with the public interest, or a practical impossibility, as demonstrated by the following:

§ 155.047 (A) (3) - The modification will not adversely affect the reasonable development of adjacent property, as demonstrated by the following:

§ 155.047 (A) (4) – Describe how the public welfare and interests of the Town shall be protected and the general intent and spirit of the regulations preserved should the Planning Commission approve the requested Waiver:

LAND DEVELOPMENT REGULATIONS WAIVER REQUEST - § 155.048

The Planning Commission may grant a Waiver from the provisions of § 155.048(A)(5), where deemed appropriate, provided all conditions specified in § [155.048](#)(A)(5)(d) 1. through 3. are met. ***Please describe below how this request meets all of the specified conditions. Attach additional pages as needed.***

§ 155.048 (A) (1) - There are topographical constraints or other unusual conditions pertaining to the particular parcel(s) of land that do not generally apply to other parcels in the vicinity and that are not the result of actions of the applicant. Such constraints/conditions are described as follows:

§ 155.048 (A) (2) - Compliance with one or more provisions of this section is unreasonable, in conflict with the public interest, or a practical impossibility, as demonstrated by the following:

§ 155.048 (A) (3) - Describe how the public welfare and interests of the Town shall be protected and the general intent and spirit of the regulations preserved should the Planning Commission approve the requested Waiver:

Should the Planning Commission grant a Waiver from these requirements, as provided in §155.048(A)(5)(d), the following conditions shall apply, in addition to any and all conditions placed upon the approval by the Planning Commission:

1. A turnaround at the terminus of the street is required. Turnarounds for emergency vehicles may also be required at various intervals along the street. Determination regarding the necessity of such turnarounds shall be made in consultation with the Fire Department. All turnarounds shall meet National Fire Protection Association standards;
2. The street shall be designed in such a manner so as to limit vehicle speed. This could include design elements such as planter islands, medians, on-street parking, and/or raised crosswalks. All such design elements shall be the maintenance responsibility of the neighborhood Property Owners' Association. A note to this effect shall be included on all plans and plats submitted to the Town; and
3. Unless precluded by the manner in which adjacent properties have developed, opportunities for future vehicular connectivity shall be provided in one or more locations. The right-of-way for any Stub Street shall extend to the property line. The location of such Stub Street(s) shall be at the discretion of the Planning Commission, in consideration of practical potential development scenarios involving the adjacent parcel(s).